Media: 2

Com-Res Income Status: Pending LP: $1,344,000
MLS#: 090010368 Sales Price: Orig.Price: $ 1,344,000
Listing Type: Exclusive Right (R) MT: 27 AMT: 24 Map Code:
Address: 2616 & 2620 Highland Avenue County: San Diego
City: San Diego, CA Zip: 92105 List Date 02/17/2009
# of Units: 12 Price/Unit: $112,000 Value of Improv:
Present Loans: Gross Equity: $1,000,000
Downpayment: 470400 $/SqFt Improv:
Have: All 2BR-2BA Units w/gar Motive/Want: Cash out
Directions To Property: Fairmont Avenue south of University Avenue

GENERAL INFORMATION

Studios:	SqFt Improve:	10,112	TP Gas:	y	# w/ Drapes:	12	Lot Size:
1 BR:	#Unts w/Gar:	12	TP Water:	n	# w/ Ranges:	12	Lot SqFt: 14,000
2 BR: 12	# Carports:		TP Electric:	y	# w/ Refrig:	12	Acres: 0.32
3 BR:	# Parking Sp:		APN:	4764921200	# w/ Disposal:	12	Zoning: R4
	# Buildings:	2			# w/ Diswasher:	12	Apx Age: 1991

REMARKS

Well owner maintained building in City Heights. All 2BR-2BA units with private garages and individual hot water heaters. Very low expenses, property owner only pays for water and trash pick up. Best priced property on the market, should sell fast and Seller's are Motivated.

Confidential Remarks: **Motivated Seller. Seller is tired of owning properties and wants out. There are 5 vacant units that are all ready for**
Mandatory Remarks: **, None Known**

OFFICE AND SHOWING INFORMATION

Show Instruct: **With Accepted Offer**
List Agent: **Robert G. Taylor** Agent Phone: **(858) 495-3344** Broker Office ID: **63147**
2nd Agent: 2nd Agt Phone: 2 Adt'l Phone #:
List Office: **CIS-Investments** Office Phone: **(858) 495-3344** Pager: CVR: **N**
Email: rod@cis-investments.com Fax: **(619) 330-1911** Show Phone: **858-495-3346** Adt'l Phone #:
CBB%: **2.00** CBB$: Subject to Court/Lendr Approval: **N**

SOLD INFORMATION

Off Market Date: **03/13/2009** Close of Escrow: Expire Date: **08/16/2009** Sale Price:
Sale Agent #: **633667** Sale Agent Name: **Geoffrey Koontz** SA Phone: **(619) 725-3676**
Sale Office #: **63147** Sale Office Name: **CIS-Investments** SO Phone: **(858) 495-3344**
Financing:

ADDITIONAL INFORMATION

Amenities:

Cooling: **Wall/Window**
Construction: **Drywall, Frame, Stucco**

Existing Financing: **ARM**

Exterior: **Block Fence, Front Sprinklers, Part Landscaped, Wood Fence, Remarks**